

SNAPSHOT of HOME Program Performance--As of 09/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
			PJs in State:	93			
Program Progress:							
% of Funds Committed	73.75 %	94.61 %	93	95.51 %	1	1	
% of Funds Disbursed	51.43 %	86.79 %	93	87.58 %	1	1	
Leveraging Ratio for Rental Activities	10.46	5.85	1	4.86	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	62.50 %	77.30 %	68	82.17 %	10	10	
% of Completed CHDO Disbursements to All CHDO Reservations***	0.00 %	69.91 %	92	71.17 %	0	0	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	100.00 %	81.87 %	1	81.54 %	100	100	
% of 0-30% AMI Renters to All Renters***	0.00 %	41.12 %	89	45.68 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	96.50 %	1	96.19 %	100	100	
Overall Ranking:			In State:	85 / 93	Nationally:	8 5	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$90,909	\$36,770		\$27,510	11 Units	100.00 %	
Homebuyer Unit	\$0	\$21,420		\$15,239	0 Units	0.00 %	
Homeowner-Rehab Unit	\$0	\$27,404		\$20,932	0 Units	0.00 %	
TBRA Unit	\$0	\$2,249		\$3,121	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Palmdale CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

PJ:
State:*
National:**

Rental	Homebuyer	Homeowner
\$146,884	\$0	\$0
\$141,187	\$115,957	\$28,714
\$98,643	\$77,150	\$23,791

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.06

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	18.2	0.0	0.0	0.0	Single/Non-Elderly:	0.0	0.0	0.0	0.0
Black/African American:	18.2	0.0	0.0	0.0	Elderly:	100.0	0.0	0.0	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0	Related/Two Parent:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	9.1	0.0	0.0	0.0	Other:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	9.1	0.0	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	45.5	0.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	36.4	0.0	0.0	0.0	Section 8:	0.0	0.0 [#]		
2 Persons:	63.6	0.0	0.0	0.0	HOME TBRA:	0.0			
3 Persons:	0.0	0.0	0.0	0.0	Other:	0.0			
4 Persons:	0.0	0.0	0.0	0.0	No Assistance:	100.0			
5 Persons:	0.0	0.0	0.0	0.0					
6 Persons:	0.0	0.0	0.0	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0	# of Section 504 Compliant Units / Completed Units Since 2001		78		

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Palmdale

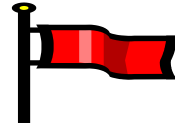
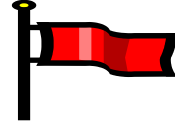
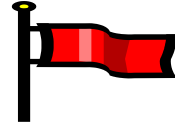
State: CA

Group Rank: 8
 (Percentile)

State Rank: 85 / 93 PJs

Overall Rank: 5
 (Percentile)

Summary: 3 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 73.95%	62.5	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 54.12%	0	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.11%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.750	3.03	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

